

RESOLUTION 1659

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR DIVISION 1 OF THE MINER'S RIDGE SUBDIVISION

WHEREAS, On April 25, 2014, the City's Hearing Examiner granted applicant John Day Homes Preliminary Plat Approval for the Miner's Ridge Subdivision; and

WHEREAS, in the Hearing Examiner's Preliminary Plat Approval and consistent with City regulations, the Council has authorized the development of the plat in phases; and

WHEREAS, John Day Homes has requested final plat approval for Division 1; and

WHEREAS, Division 1 does not propose any site improvements, but only creates a lot containing an existing home as well as a future development tract that will contain improvements and lots in a future Division 2; and

WHEREAS, City staff has reviewed the proposed final plat of Division 1 for compliance with North Bend Municipal Code 20.01.004 and found it consistent with said regulations and recommends approval as set forth on the attached Exhibit A; and

WHEREAS, the Council finds that the final plat of Division 1 conforms to all the terms and conditions of the Preliminary Plat approval applicable to Division 1, as approved by the Hearing Examiner, and the final plat of Division 1 meets the requirements of applicable laws;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Authorization. The City Council finds that all conditions of the Miner's Ridge Preliminary Plat Approval applicable to Division 1, as set forth in the Hearing Examiner's decision dated April 25, 2014, have been satisfied. Accordingly, the final plat of Division 1 of the Miner's Ridge Subdivision is hereby approved.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 17TH DAY OF JUNE, 2014.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: June 17, 2014

Posted: June 18, 2014

Susie Oppedal, City Clerk